



» Exterior

CONSTRUCT	Brick construction with brick foundation.
ROOF	Upper roof is built-up; lower roof is modified rubber. Some aluminum fibre coating on each.
WINDOWS	Original single-pane wood windows.
FIRE ESCAPE	Steel fire escape in rear.
PARKING	1-car detached garage in rear.

» Utilities

HEAT	Gas-fired hot water boiler.
HOT WATER	50 gallon gas-fired Bradford White water heater, dated 2020.
ELECTRIC	4 electric meters with 1 submeter to terrace apartment. 400 amp total service. 100 amps to each Apt 1, 2 and 3 and to public service; 60 amps to Terrace Apt.
GAS	1 gas meter.
PLUMBING	Observable supply pipes are galvanized steel. Copper main.
TRASH	Baltimore City trash and recycling pick up included in property taxes.
LAUNDRY	In-suite laundry for each Apt.

4 Apartments

3006 Saint Paul Street
in Charles Village, Baltimore City, 21218

- 1 Three-Bedroom Apartment
- 2 Two-Bedroom Apartments
- 1 One-Bedroom Apartment

» Property

BUILT	1907.
ZONING	R-8, Licensed for 4 Dwelling Units.
LOT	18' x 184'3"; Block 3860, Lot 20.
SIZE	4,179 Sq. Ft. Gross Living Area.

» Interiors

KITCHENS	Laminate countertops with a mix of European-style, wood, and laminate cabinets. Apts 1, 2 and 3 have 30" gas ranges; Terrace Apt has a 24" gas range. Apts 1, 2, and 3 have porcelain sinks with disposals; Terrace Apt has a stainless steel sink with disposal. Apts 1, 2 and 3 have dishwashers. All kitchens have ceramic tile floors.
BATHS	Apt 1 has a full bathroom with a pedestal sink, cast iron tub with ceramic tile surround, and ceramic tile floor; and a half bathroom with a pedestal sink and veneer hardwood floor. Apt 2 has a wall-mounted sink, claw-foot tub, and ceramic tile floor. Apt 3 has a pedestal sink, claw-foot tub, and ceramic tile floor. Terrace Apt has a pedestal sink and concrete shower stall with glass door, and ceramic tile floor.
WALLS & CEILINGS	Apts 1, 2 and 3 have plaster walls and ceilings. Terrace Apt has a mix of plaster, drywall, and exposed brick.
FLOORS	Apts 1, 2 and 3 have hardwood floors. Terrace Apt has ceramic tile floors.

» Environmental

LEAD-BASED PAINT	Full risk reduction dust swipe tests per MDE.
OILTANKS	None observed.
ASBESTOS	Possible asbestos insulation on radiator heat pipes.



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\$695,000 in fee simple

\$173,750 per unit. \$166 per sq. ft. no ground rent

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